

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14241 of the President and Directors of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for the interim use of land to accommodate trailers to house offices of the University during a construction period in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 1321, Lot 1).

HEARING DATE: January 30, 1985

DECISION DATE: January 30, 1985 (Bench Decision)

FINDINGS OF FACT:

1. The subject site is known as premises 3800 Reservoir Road, N.W. and is in an R-3 District.

2. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited university, is authorized to confer degrees, and qualifies as a university under the Zoning Regulations.

3. The applicant requests a special exception under Paragraph 3101.46 to permit an interim use of land, for a period not to exceed three years, to accommodate trailers to temporarily house necessary offices of Georgetown University. This is specifically contemplated under the approved Campus Plan which authorizes the accommodation of proper University functions in temporary space during emergency situations or situations caused by unforeseen circumstances.

4. The University intends to provide eleven temporary trailers to meet the immediate space requirements of uses previously located in O'Gara Hall. Georgetown University recently received BZA approval to raze O'Gara Hall. The razing of O'Gara Hall caused the University's Security Department, Purchasing Department, Traffic Department and one student newspaper to be moved to temporary quarters in the Car Barn located at 3600 M Street, N.W. The University has recently been informed by the owners of the Car Barn that they will begin renovation of the building in the near future and that the University's offices will have to move by March 1, 1985.

5. Due to the ongoing construction of the Student Residence Village C, Socio-Energy Podium A, and the University Center structures, the University presently does not have sufficient space on campus to accommodate the relocation of the various departments.

6. The proposed trailers will meet all applicable Building Code requirements and will be out of the view of adjacent land owners.

7. The departments that are proposed to be located in the trailers perform activities which are essential to the operation of the University.

8. Paragraph 3101.46 of the Zoning Regulations provides that a college or university which is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity or sorority house proposed to be located on the campus of a college or university, is permitted as a special exception in a residential district, provided that:

- A. Such use is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable condition;
- B. In R-1, R-2, R-3, R-4, R-5-A and R-5-B Districts, the maximum bulk requirements normally applicable may be increased for specific buildings or structures provided the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District;
- C. The applicant shall submit to the Board a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including, but not limited to buildings, parking and loading facilities, screening, signs, streets, and public utility facilities and a description of all activities conducted or to be conducted therein, and of the capacity of all present and proposed campus development;
- D. Within a reasonable distance of the college or university campus, the Board may also permit the interim use of land or improved property with any use which the Board may determine is a proper college or university function; and
- E. Before taking final action on an application for such use, the Board shall have submitted the

application to the District of Columbia Office of Planning and the District of Columbia Department of Public Works for review and report.

9. The proposed interim use of trailers will not be objectionable due to noise. The trailers will be well within the campus boundaries and will not be adjacent to any residential buildings. Further, the proposed uses are not noise generating uses.

10. The proposed interim use of trailers will not adversely impact neighborhood traffic circulation patterns. The proposed University uses that will be located in the trailers generate a minimal amount of traffic. Many of these uses were located on the campus until very recently when O'Gara Hall was razed.

11. In BZA Order No. 14149, dated August 27, 1984, the Board found that the closing of the main gate entrance at 37th and O Streets along with the new South Entrance design would result in less traffic traveling through the neighborhood east of the campus. The present proposal would further remove traffic from the neighborhood and will direct such traffic to the South Entrance.

12. Employees of the University, presently located at the Car Barn, park on the campus. The parking conditions and patterns will not change.

13. The University is continuing to develop and implement remedial traffic and parking proposals to limit the effect of the University on traffic and parking in compliance with BZA Order No. 14021, dated December 30, 1983.

14. There will be no increase in student enrollment because of this project.

15. The floor area ratio for all campus buildings including those under construction is 0.944. This project will temporarily add approximately 9,360 square feet of gross floor area to the campus, thereby increasing the FAR to 0.946, well within the 1.8 authorized.

16. The Board approved the University's Campus Plan in Order No. 14021, which specifically authorizes requests for interim uses to seek temporary space during emergency situations or situations caused by unforeseen conditions. The unforeseen condition in this instance was the simultaneous commencement of construction activities for the Student Residence Village C, Socio-Energy Podium A, and University Center projects on campus which, in conjunction with the demolition of O'Gara Hall, restricted the amount of space available for relocation of several University uses.